



CITY OF DURHAM | NORTH CAROLINA

Date: November 17, 2011

To: Thomas J. Bonfield, City Manager
Through: Theodore L. Voorhees, Deputy City Manager
From: Ed Venable, Manager of Engineering and Stormwater Services
Robert N. Joyner, Assistant Engineering and Stormwater Services Manager
Subject: Agenda Item – Utility Extension Agreement with Southern Durham Development, Inc. to serve 751 Assemblage

Executive Summary

Southern Durham Development, Inc. proposes to extend City water and sewer to serve 751 Assemblage, a mixed use development with approximately 300,000 square feet of office space, 300,000 square feet of retail, 1,300 residential units, and up to 150,000 square feet of civic floor area, located west of the Fayetteville Road and NC 751 intersection (see attached vicinity map).

Recommendation

The Department of Public Works recommends that the City Council authorize the City Manager to enter into a water and sewer extension agreement with Southern Durham Development, Inc.

Background

Water service shall be provided by extending the existing waterline in Fayetteville Road to connect it to the existing waterline in NC 751 and extending waterlines into the site. Sewer service shall be provided by an on-site public and private pump stations, sewer extension on NC 751 to connect to existing sewer on NC 751, and upgrades to the existing Stage Coach Pump Station.

Issues/Analysis

The parcel is located outside the City limits and inside the Urban Growth Area. The Durham Comprehensive Plan designates the property's future land use as rural and very low density residential with the current zoning of mixed use. The proposed use, mixed use development, is allowed in this zoning district. The Developer shall submit a voluntary petition for annexation as part of the extension agreement. The Utility Extension Agreement is valid only if the City Council annexes and approves zoning for the project unless expressly exempted by the City Council.

Alternatives

City Council can choose not to approve the request.

Financial Impact

The Developer shall bear the cost of all water and sewer line construction and there shall be no participation in the cost by the City.

SDBE Summary

The SDBE Summary is not applicable for this item.